

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 28, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Todd Nigro, Chairperson
Richard Truesdell, Vice-Chairperson
Byron Goynes
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **June 23, 2005** Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-6845 - TENTATIVE MAP – CLIFFS EDGE PODS 115, 116 & 117 - APPLICANT/OWNER: U.S. HOME CORPORATION** - Request for a Tentative Map FOR A 612-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road (APNs 126-13-410-002 and 003; 126-13-810-001; 126-24-510-002; 126-13-101-003; 126-13-110-001 and 002; 126-13-210-002; 126-13-410-001; 126-24-310-003 and 004; and portions of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone [ML (Medium-Low Density Residential), RSL (Residential Small Lot), and L (Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross).
2. **TMP-7217 - TENTATIVE MAP - SPINNAKER VILLAGE II - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Tentative Map FOR A 124-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.0 acres adjacent to the southeast corner of Lone Mountain Road and U.S. Highway 95 (APNs 138-03-510-001; 002; 003; 023; 024; 025; and 031), R-E (Residence Estates) Zone and U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] under a Resolution of Intent to R-PD10 (Residential Planned Development - 10 units per acre) Zone, Ward 6 (Ross).
3. **TMP-7281 - TENTATIVE MAP – THE GRAND - APPLICANT/OWNER: RAINBOW II, LLC** - Request for a Tentative Map FOR A SIX-LOT RESIDENTIAL/COMMERCIAL MIXED-USE SUBDIVISION on 0.42 acres at 615 South Tonopah Street (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

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4. **TMP-7287 - TENTATIVE MAP - THE ECHELON - APPLICANT: AZTEC ENGINEERING - OWNER: TOWNE VISTAS, LLC** - Request for a Tentative Map FOR A 372-UNIT CONDOMINIUM DEVELOPMENT on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).
5. **TMP-7313 - TENTATIVE MAP – ASTORIA AT TOWN CENTER - NORTH (AMENDED MAP)- APPLICANT: ASTORIA HOMES – OWNER: ASTORIA NORTHWEST 40, LLC** - Request for an Amended Tentative Map FOR A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.83 acres adjacent to the southwest corner of Oso Blanca Road and Gilcrease Avenue (APNs 125-17-211-025 through 036; 164; 187; 303; 305; and 306), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
6. **TMP-7332 - TENTATIVE MAP – OXFORD COMMONS - APPLICANT: CARTER & BURGESS - OWNER: - KB HOME NEVADA, INC.** - Request for a Tentative Map FOR A 323-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Way (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
7. **TMP-7339 - TENTATIVE MAP - ANN & TORREY PINES - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST, ET AL** - Request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre) Zone, Ward 6 (Ross).
8. **TMP-7350 - TENTATIVE MAP - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: PARDEE HOMES OF NEVADA AND CLIFFS EDGE, LLC** - Request for a Site Development Plan Review FOR A 211-LOT SINGLE-FAMILY SUBDIVISION on 57.40 acres adjacent to the southwest corner of Egan Crest Way and Dorrell Lane (APN 126-24-610-001; 002; 126-24-701-002 and 003), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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9. ANX-7327 - ANNEXATION - APPLICANT/OWNER: VALENTE DEVELOPMENT - Petition to annex land generally located adjacent to the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APN 125-26-304-005; 006; 007; 125-26-401-001 and 002), containing approximately 5.59 acres, Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

10. VAC-7235 - VACATION - PUBLIC HEARING - APPLICANT: TERRITORY, INC.- OWNER: CENTENNIAL GATEWAY, LLC - Petition to Vacate a drainage easement adjacent to the northeast corner of Ann Road and Centennial Center Boulevard, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

11. ABEYANCE - VAR-6681 - VARIANCE - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Variance to ALLOW A REDUCTION OF MINIMUM LOT SIZE, SETBACKS AND DWELLING UNITS PER LOT on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
12. ABEYANCE - WVR-6682 - WAIVER RELATED TO VAR-6681 - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Waiver of Title 18.12.105 TO ALLOW A 14-FOOT PRIVATE DRIVE WIDTH WHERE 24 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A PRIVATE DRIVE LENGTH OF 665 FEET WHERE 200 IS THE MAXIMUM ALLOWED; AND A WAIVER OF TITLE 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

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13. ABEYANCE - SUP-6690 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: HAROUN YAMINI, ET AL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4480 East Charleston Boulevard (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
14. ABEYANCE - SUP-6932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AZRA COMMERCIAL CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
15. GPA-7322 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON CORPORATION, ET AL - Request to modify Map No. 2 ("Off-Street Multi-Use Transportation Trail Alignments") and Map No. 6 ("Town Center Multi-Use Trail Alignments") of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO ALTER THE ALIGNMENT OF A PROPOSED MULTI-USE TRANSPORTATION TRAIL FROM: ADJACENT TO THE EAST SIDE OF PIONEER WAY AND THE SOUTH SIDE OF DARLING ROAD TO: THE NORTH SIDE OF CENTENNIAL PARKWAY AND THE EAST SIDE OF JOHN HERBERT BOULEVARD (APNs 125-22-405-002; 125-22-406-001; 125-22-407-001; and 125-22-407-005), Ward 6 (Ross).
16. GPA-6864 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 5.2 acres on the north side of Balzar Avenue, between Martin L King Boulevard and Comstock Drive (APN 139-21-102-009), Ward 5 (Weekly).
17. ZON-6868 - REZONING RELATED TO GPA-6864 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) TO: C-V (CIVIC) on 13.80 acres on the north side of Balzar Avenue, between Martin L King Boulevard and Comstock Drive (APN 139-21-102-009 and 010), Ward 5 (Weekly).

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18. **SDR-6871 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6864 AND ZON-6868 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED ELEMENTARY SCHOOL on 13.80 acres adjacent to the northwest corner of Balzar Avenue and Martin L King Boulevard (APN 139-21-102-009 and 010), R-E (Residence Estates) and R-MHP (Residential Mobile/ Manufactured Home Park) Zones [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).
19. **GPA-7289 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NEW MARKET LAND COMPANY, LLC - OWNER: R. DOUGLAS SPEDDING** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), Ward 6 (Ross).
20. **ZON-7290 - REZONING RELATED TO GPA-7289 - PUBLIC HEARING - APPLICANT: NEW MARKET LAND COMPANY, LLC - OWNER: R. DOUGLAS SPEDDING** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), Ward 6 (Ross).
21. **VAR-7992 - VARIANCE RELATED TO GPA-7289 AND ZON-7290 - PUBLIC HEARING - APPLICANT: NEW MARKET LAND COMPANY, LLC - OWNER: R. DOUGLAS SPEDDING** - Request for a Variance TO ALLOW A 20-FOOT REAR SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 96-FOOT REAR SETBACK for a Retail Center on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
22. **SUP-7757 - SPECIAL USE PERMIT RELATED TO GPA-7289, ZON-7290, AND VAR-7992 - PUBLIC HEARING - APPLICANT: NEW MARKET LAND COMPANY, LLC - OWNER: R. DOUGLAS SPEDDING** - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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23. SDR-7291 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-7289, ZON-7290, VAR-7992 AND SUP-7757 - PUBLIC HEARING - APPLICANT: NEW MARKET LAND COMPANY, LLC - OWNER: R. DOUGLAS SPEDDING - Request for a Site Development Plan Review FOR A 27,980 SQUARE-FOOT RETAIL CENTER on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
24. GPA-7323 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT B & B ASSET MANAGEMENT, LLC - OWNER - IN SUP SONG AND YONG JA SONG - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 1.96 acres adjacent to the southwest corner of Lake Mead Boulevard and Michael Way (APN 138-24-305-001 and 003), Ward 5 (Weekly).
25. ZON-7086 - REZONING - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).
26. VAR-7088 - VARIANCE RELATED TO ZON-7086 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for Variances TO ALLOW A REDUCTION IN MINIMUM LOT SIZE; TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW 15 PARKING SPACES WHERE 36 PARKING SPACES IS THE MINIMUM PARKING SPACES REQUIRED, AND TO ALLOW A REDUCTION IN REQUIRED PERIMETER LANDSCAPE STANDARDS FOR A PROPOSED 36-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly).
27. SUP-7648 - SPECIAL USE PERMIT RELATED TO ZON-7086 AND SDR-7085 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Special Use Permit FOR A PROPOSED 36-UNIT RESIDENCE HOTEL adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).

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28. SDR-7085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7086, VAR-7088, AND SUP-7648 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 36-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone] Ward 5 (Weekly).
29. ZON-7254 - REZONING - PUBLIC HEARING - APPLICANT: GARY NELSON ARCHITECT - OWNERS: 609 SOUTH 8TH STREET, LLC, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.48 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street (APN 139-34-810-048; 049; and 050), Ward 5 (Weekly).
30. VAR-6937 - VARIANCE RELATED TO ZON-7254 - PUBLIC HEARING - APPLICANT: GARY NELSON ARCHITECT - OWNERS: 609 SOUTH 8TH STREET, LLC, ET AL - Request for a Variance TO ALLOW A FIVE-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET FOR A PROPOSED PROFESSIONAL OFFICE BUILDING on 0.32 acres approximately 50 feet south of the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-810-048 and 049), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).
31. VAR-6938 - VARIANCE RELATED TO ZON-7254 AND VAR-6937 - PUBLIC HEARING - APPLICANT: GARY NELSON ARCHITECT - OWNERS: 609 SOUTH 8TH STREET, LLC, ET AL - Request for a Variance TO ALLOW 24 PARKING SPACES WHERE 43 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED 12,857 SQUARE-FOOT OFFICE BUILDING on 0.32 acres approximately 50 feet south of the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-810-048 and 049), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).
32. SDR-6934 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7254, VAR-6937 AND VAR-6938 - PUBLIC HEARING - APPLICANT: GARY NELSON ARCHITECT - OWNERS: 609 SOUTH 8TH STREET, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 12,857 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPING, PARKING LOT LANDSCAPING, BUILDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT on 0.32 acres approximately 50 feet south of the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-810-048 and 049), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

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33. **MOD-7865 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: FDG GRAND CENTRAL, LLC** - Request for a Major Modification to the Parkway Center Development Standards FOR A PROPOSED MIXED-USE DEVELOPMENT on 4.48 acres adjacent to the southwest corner of Bonneville Avenue and Grand Central Parkway (APN 139-33-710-004), PD (Planned Development) Zone, Ward 5 (Weekly).
34. **SDR-7335 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-7865 - PUBLIC HEARING - APPLICANT/OWNER: FDG GRAND CENTRAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 1.09 MILLION SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF A 32-STORY HOTEL TOWER, A 16-STORY OFFICE TOWER AND A 24-STORY RESIDENTIAL TOWER, INCLUDING 470,000 SQUARE FEET OF COMMERCIAL SPACE, 670 CONDOMINIUM HOTEL UNITS AND 146 RESIDENTIAL UNITS WITH WAIVERS OF THE PARKWAY CENTER BUILD-TO-LINE REQUIREMENT, STREETSCAPE REQUIREMENTS, AND EXTERIOR FINISH MATERIALS REQUIREMENTS on 4.48 acres adjacent to the southwest corner of Bonneville Avenue and Grand Central Parkway (APN 139-33-710-004), PD (Planned Development) Zone, Ward 5 (Weekly).
35. **VAR-7109 - VARIANCE - PUBLIC HEARING - APPLICANT: LAURA FITZSIMMONS - OWNER: DOWN THE ROAD LLC** - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 PARKING SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR PROPOSED OFFICE BUILDING ADDITION on 0.20 acres adjacent to the east side of 7th Street, approximately 65 feet south of Clark Avenue (APN 139-34-710-041), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
36. **SDR-7361 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-7109 - PUBLIC HEARING - APPLICANT: LAURA FITZSIMMONS - OWNER: DOWN THE ROAD, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 3,300 SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING 900 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPING AND BUFFERING STANDARDS AND SIDE YARD SETBACKS on 0.20 acres adjacent to the east side of 7th Street, approximately 65 feet south of Clark Avenue (APN 139-34-710-041), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

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37. **VAR-7191 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC** - Request for a Variance TO ALLOW 1,030 PARKING SPACES WHERE 1,256 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
38. **SDR-7188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-7191 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC** - Request for a Major Amendment to an Approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF THREE (3) NINE-STORY TOWERS AND ONE (1) FIVE-STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
39. **VAR-7303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO** - Request for a Variance TO ALLOW A SIX-FOOT HIGH WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 4.94 acres adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).
40. **SUP-7299 - SPECIAL USE PERMIT RELATED TO VAR-7303 - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO** - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).
41. **SDR-7306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-7303 AND SUP-7299 - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO** - Request for a Site Development Plan Review FOR A PROPOSED 4,795 SQUARE-FOOT HORSE CORRAL OR STABLE (COMMERCIAL) on 4.94 acres adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).

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42. **VAR-7431 - VARIANCE - PUBLIC HEARING - APPLICANT: IGNACIO GONZALEZ - OWNER: JOSE R. CORTEZ** - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE NINE PARKING SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 0.17 acres at 725 North Eastern Avenue (APN 139-26-811-076), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
43. **SUP-7028 - SPECIAL USE PERMIT RELATED TO VAR-7431 - PUBLIC HEARING - APPLICANT: IGNACIO GONZALEZ - OWNER: JOSE R. CORTEZ** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 725 North Eastern Avenue (APN 139-26-811-076), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
44. **SDR-7430 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-7028 AND VAR-7431 - PUBLIC HEARING - APPLICANT: IGNACIO GONZALEZ - OWNER: JOSE R. CORTEZ** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,180 SQUARE-FOOT SINGLE-FAMILY RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.17 acres at 725 North Eastern Avenue (APN 139-26-811-076), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
45. **RQR-6792 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: BARTSAS MARY 1, L L C** - Request for a Required Two-Year Review of an approved Special Use Permit (U-0260-94) FOR A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on 0.51 acres adjacent to the northwest corner of Cheyenne Avenue and Rancho Drive (APN 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Ross).
46. **RQR-6794 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.** - Required One-Year Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

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47. **SUP-7326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE AND WAIVERS OF THE SIX-MONTH EXPIRATION PERIOD AND PERIMETER LANDSCAPE REQUIREMENTS adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way (APN 125-17-702-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
48. **SUP-7407 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEXANNER BYRON** - Request for a Special Use Permit FOR A PROPOSED ADDITION TO AN EXISTING GUEST HOUSE/CASITA AND A WAIVER OF REQUIRED REAR YARD SETBACK AND THE MAXIMUM NUMBER OF PERMITTED ROOMS at 1307 Comstock Drive (APN 139-28-110-040), R-E (Residence Estates) Zone, Ward 5 (Weekly).
49. **SDR-7218 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FOUNDATION FOR AN INDEPENDENT TOMORROW - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 12,600 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PARKING AREA LANDSCAPING STANDARDS on 1.03 acres adjacent to the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard (a portion of APN 139-21-313-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
50. **SDR-7265 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RAGHID B. KOSS** - Request for Site Development Plan Review FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
51. **SDR-7318 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SIYAVASH AND SHAHARZAD BAKHTIARI** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 56-UNIT APARTMENT PROJECT TO A CONDOMINIUMS DEVELOPMENT on 2.13 acres adjacent to the southeast corner of Lamb Boulevard and Diamond Head Drive (APN 140-32-103-001), R-PD21 (Residential Planned Development - 21 units per acre), Ward 3 (Reese).

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52. SDR-7404 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Site Development Plan Review FOR A PROPOSED EQUESTRIAN TRAIL HEAD on 19.97 acres adjacent to the southwest corner of Cliff Shadows Parkway and Buckskin Avenue (APN 137-12-401-001), C-V (Civic) Zone, Ward 4 (Brown).

NON-PUBLIC HEARING:

53. ABEYANCE - TMP-6609 - TENTATIVE MAP - MANCHESTER PARK POD# 207-APPLICANT/OWNER: KB HOME NEVADA INC - Request for a Tentative Map FOR A 252 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APN 126-13-301-005, 006 and 126-13-310-001), PD (Planned Development) Zone, Ward 6 (Ross).

DIRECTOR'S BUSINESS:

54. ABEYANCE - TXT-7448 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.060 and 19.20 relating to Liquor Establishment (On-Sale/Off-Sale/On-Off-Sale).
55. TXT-7435 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Town Center Development Standards Manual relating to the "Table of Contents", "Purpose of the Manual", Map 4A, Section E [(B)(1)(E)], all references to 19A, and Section 7 [(G)(D)(7)].

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

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Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.